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Hamilton Planning Board – Agenda

Tuesday 7:00 PM – May 17, 2022

Memorial Room – Town Hall - 577 Bay Road, Hamilton, MA 01982

**THIS MEETING WILL BE HELD ENTIRELY BY ZOOM FOR ALL PARTICIPANTS
AND INTERESTED PARTIES**

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Webinar ID: 878 9415 0728

AGENDA

1. **SENIOR HOUSING SPECIAL PERMIT PUBLIC HEARINGS – CONTINUED** -The Hamilton Planning Board will hold a continued public hearing on the application of Chebacco Capital Partners LLC in accordance with the following described applications for the development of the property located at 133 Essex Street, Hamilton, MA, and shown on the Town Assessor's Map as Parcel ID No. 65-000-0001: (1) Senior Housing Special Permit pursuant to §8.2 of the Town of Hamilton Zoning Bylaw, to develop the Property as a fifty (50) unit age-restricted condominium development; and (2) Stormwater Management Permit pursuant to Chapter XXIX of the Town of Hamilton Bylaws, dated April 2, 2016. Any person interested in being heard on the Applications should appear at the time and place designated, herein. **(BOARD TO VOTE TO CONTINUE AGENDA ITEM TO JUNE 23, 2022).**
2. **BOARD TO DISCUSS REQUESTED COMMERCIAL OVERLAY DISTRICT (COD) POTENTIAL REZONING FOR GORDON CONWELL THEOLOGIC SEMINARY CAMPUS (GCTS)** – The Board will discuss MGL rezoning process; COD Bylaw zoning text with proposed edits; also discussion regarding a zoning map change placing the COD overlay upon the GCTS campus; **NOTE** – this is not a public hearing but an open, fact finding discussion of the Board and interested parties.
3. **BOARD TO DISCUSS OTHER POTENTIAL REZONING & BYLAW AMENDMENTS INCLUDING** – 1. Rezoning of town owned land area including Council on Aging, Public Safety Building and Winthrop School campus from existing R-1A to B zoning. 2. MBTA Communities zoning upon land area within .5 miles of MBTA Station. 3. Consider Amendment to Stormwater Management Bylaw (part of Town Bylaws – Ch XXIX, Sec.4); Possible amendments to Inclusionary Housing Bylaw Ch 8.3; potentially others.
4. **BOARD BUSINESS** - Discuss agenda for June 7, 2022 meeting; Update on transcription services/minutes; liaison and staff reports.

NOTE: Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.